

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction FAIRFAX

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	0				
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	27	27	Letter in support of EAH, Inc.'s application for funding from the Marin County
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	27	27	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	0	0	0	0	0	0	0	0	-	0	0
Total RHNA by COG. Enter allocation number:		0	0	0	0	0	0	0	0	0	0	0	0
Total Units   ► ► ►													
Remaining Need for RHNA Period   ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program H-1.1.1.1: Work with Housing Advocates	The Planning Commission will coordinate with local businesses, housing advocacy groups, and the Chamber of Commerce, and participate in the Marin Consortium for Workforce Housing, to increase community understanding and support for workforce and special needs housing for lower-income households.	Initiated in 2012 and Ongoing	A request for proposals (RFPs) was issued, and the Town assisted in the selection of a developer for the Christ Lutheran Church opportunity site. In addition, the Town sought and received funding from the County for pre-development biological and geological studies that have been completed for both the workforce housing site at 10 Olema Road and for the senior housing at 2626 Sir Francis Drake Blvd.
Program H-1.1.1.5 Preserve Existing Lower-income Units	Work with property owners of deed-restricted units that are at risk of converting to market rate housing to preserve the lower-income housing by providing incentives or resources, such as providing funding	Ongoing	The Town issued a letter in support of EAH, Inc.'s application for funding from the Marin County Housing Trust Fund to be applied to the Piper Court Apartments, located at 101-171 Piper Court, Fairfax, California (Piper Court Apartments). The applicant seeks necessary funding from the County to preserve much needed rental housing in the Town of Fairfax and proposes to convert all of the 27 units to low-income families, affordable rental housing for

	<p>from the Town's trust fund, working with the County to target Section 8 vouchers for the units, or providing other funds for improvements. Additionally, when units become at risk, the Town will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units</p>		<p>a period of at least 55 years.</p>
<p>Programs H-1.1.3.4: Identify Housing Programs and Funding Sources</p>	<p>The Planning Commission and staff will explore available housing programs and funding sources that are applicable to Fairfax. In particular, efforts will be made to identify funding for developments appropriate for the opportunity sites identified in this Housing Element.</p>	<p>Initiated in Spring 2012 and ongoing</p>	<p>The Town has explored options and identified sources of funding. Funds have been received through Marin County CDBG (\$500,000), the Marin Workforce Housing Trust (\$30,000), the Marin Community Foundation (\$200,000), and other Marin County funds (\$10,000). The Marin Workforce Housing Trust funds and other Marin County funds were used for biology and geology predevelopment studies for the Christ Lutheran Church and 10 Olema Road sites. See also the achievements/ effectiveness information for Programs H-1.1.1.1 and H-1.1.2.2.</p>
<p>Program H-2.1.6.1: Identify, Rezone, and Provide Appropriate Standards for Homeless Shelters.</p>	<p>Amend the Town Code to allow the development of emergency shelters as a permanent, non-conditional use in the Central Commercial (CC) and Public Domain (PD) zones in the Town. There are nine sites available in the CC zone totaling 1.65 acres and three sites in the PD zone totaling 7.45 acres. These are the most centrally located areas of the Town that are close to transit and services. Likewise, they will be the least</p>	<p>Amend zoning within one year of Housing Element adoption. (Done)</p>	<p>In May 2015 the Town amended the Town Code to allow emergency shelters without discretionary review in the Central Commercial (CC) and Public Domain (PD) zones.</p>

	<p>publically contentious areas to place emergency shelters. Amendments will also define reasonable development, parking and management standards (per (Government Code Section 65583(a)(4)).</p>		
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### General Comments:

The Town of Fairfax adopted an updated 2015-2023 Housing Element in May of 2015: which is available on the Town's website at: [townoffairfax.org](http://townoffairfax.org)